

SOUTH WATERFRONT QUARTERLY NEWS

Published by the City of Knoxville's Office of Redevelopment

Spring/Summer 2015

City Council Authorizes Application for Grant for Pedestrian/ Bicycle Bridge

Following City Council's approval at its May 26 meeting, the City will be applying for a grant of up to \$24 million from the U.S. Department of Transportation for a South Waterfront pedestrian/bicycle bridge.

The federal Transportation Department issues a series of Transportation Investments Generating Economic Recovery (or TIGER) grants for large-scale transportation improvement projects. The aim is to generate economic development and improve access to reliable and safe transportation linkages.

The City will submit a grant request to USDOT for \$24 million; the request may not receive funding, or the amount could be less. If a grant is awarded to Knoxville, the City would provide

a 20 percent local match to any federal funding.

The bridge would span the Tennessee River, connecting South Knoxville around Clancy Avenue with the north-side waterfront near Thompson-Boling Arena.

On May 27, the Knoxville Regional Transportation Planning Organization (TPO) voted to draft a letter of support for the City's grant request.

Planning for the bridge has been underway for more than six years.

Last September, the City received approval for environmental documentation and preliminary engineering design as part of the Transportation Community and System Preservation (TCSP) grant received in 2009. This grant, facilitated

by the Tennessee Department of Transportation, totaled \$666,900 (including a 20 percent local match). The City completed all assigned phases of the TCSP grant and received "job completion" status in January.

The deadline for the TIGER grant application is June 5. Grant recipients will be announced this fall.

The application comes after U.S. Transportation Secretary Anthony Foxx announced on May 5 that \$500 million will be made available for transportation projects across the country under a seventh round of the highly successful TIGER competitive grant program. Foxx visited Knoxville the following week to discuss the nation's infrastructure needs.

Much more to come!

Watch for lots of progress on multiple projects south of the Tennessee River in the coming months! Copies of this newsletter also will be available at the South Knoxville and Downtown library branches. For more information:

knoxvilletn.gov/southwaterfront

Contact Us

City of Knoxville
Office of Redevelopment
(865) 215-2029

Bob Whetsel (Director)
bwhetsel@knoxvilletn.gov

Dawn Michelle Foster
dmfoster@knoxvilletn.gov

Anne Wallace
awallace@knoxvilletn.gov



CITY OF KNOXVILLE



PEDESTRIAN/BICYCLE BRIDGE
KNOXVILLE SOUTH WATERFRONT REDEVELOPMENT AREA

Riverwalk at the Bridges

Update: Demolition Work

Concluding on Old Vols Inn

Crews have made quick headway in razing the Old Vols Inn, as Blanchard & Calhoun Commercial and its design team are preparing final designs for the Riverwalk at the Bridges apartment complex site.

Four buildings have been demolished on the former Baptist Hospital site, in preparation for construction of a 314-unit luxury-style apartment complex, public plaza and riverwalk that will overlook the Tennessee River.

The development team is ad-

ressing comments from the Administrative Review Committee (ARC), and a Traffic Impact Study is being reviewed by the City's Engineering Department to incorporate Streetscape improvements as part of the master redevelopment plan.

City staff along with Blanchard & Calhoun and the developer's design team will be revisiting neighborhood groups to present the final designs once they're completed.



Work Accelerating This Summer On Suttree Landing, On Waterfront Drive

With summer approaching, work will be picking up speed on the Suttree Landing Park and Waterfront Drive projects.

Charles Blalock & Sons will be continuing grade work and storm pipe installation for the Waterfront Drive project. All utility work has been coordinated with KUB to keep the crews moving through the summer.

On Suttree Landing Park, a preconstruction meeting with the construction contractor, Design and Construction Services, is planned to discuss the construction timeline and coordination with Blalock's work on Waterfront Drive. Construction should begin by mid-summer.

Meanwhile, KUB will be updating aging water, sewer and gas lines through a section of Phillips Avenue beginning this summer. The upgrade should begin in June.



Sevier Avenue Updates: Infrastructure Designs Being Updated

Design consultant Vaughn & Melton (V&M), along with its design team, have started updating final designs for Sevier Avenue improvements.

Design plans were first drafted in 2009. However, the City plans to revisit residents and the new school administration, parents and students of South Knoxville Elementary School who may not have been part of the earlier discussion on the streetscape improvements.

City staff and V&M will meet with the new South Knoxville Elementary School Principal, Tanna Nicely, School Board Member Amber Rountree and Knox County School Facility Director Doug Dillingham to discuss proposed Streetscape and traffic circulation improvements around the school.

Some of the tasks include a study of the signalized intersections, so traffic counts will be performed before school ends along Sevier Avenue at its Davenport Road and Barber Street intersections.

The City will be using federal dollars to construct improvements along Sevier Avenue, Barber Street and Foggy Bottom, including a new roundabout at the Sevier Avenue, Island Home and Foggy Bottom intersection.

The environmental document is under review by the Tennessee Department of Transportation and Federal Highway Administration, and environmental clearance could be granted as early as this summer.

When final designs are completed, a public meeting will be scheduled. In

the meantime, City staff will continue to keep residents and businesses informed during their monthly neighborhood meetings.

At 1147 Sevier Avenue, a redevelopment is being proposed for the former Civil Air Patrol site.

Forrest Kirkpatrick, representing owners of the former CAP site, will be meeting with the South Waterfront Administrative Review Committee to review site plans for property development clearance.

The site, which is in a SW-2 district, will be converted into a tavern.

Although it's an existing structure, some elements of the redeveloped parcel will have to be reviewed to satisfy South Waterfront Form Based Code guidelines for this district.

Updates Proposed on Form-Based Code

Peter Ahrens, the City's Director of Building Inspections, led discussion on proposed updates to the Form-Based Code (Article 4, Section 4.0 of the City of Knoxville's Zoning Ordinance) at a May 7 public hearing in the Small Assembly Room of the City County Building.

The existing code – which shapes urban forms of development for both the Cumberland Avenue Corridor and the South Waterfront – addresses new construction. With many property owners planning reuses of existing buildings, the proposed changes will provide a clear pathway for them to modify, renovate or add onto their existing structures.

MPC heard the request on Thursday, May 14, and if it meets MPC approval, it will go through two readings before City Council.

To view the City's presentation, visit:

[http://www.knoxvilletn.gov/
UserFiles/Servers/Server_109748/
File/Redevelopment/
formbasedcode_mtg050715.pdf](http://www.knoxvilletn.gov/UserFiles/Servers/Server_109748/File/Redevelopment/formbasedcode_mtg050715.pdf)

To view the proposed updates - with changes in italics - visit:

[http://www.knoxvilletn.gov/
UserFiles/Servers/
Server_109478/File/
Redevelopment/
formbasedcode2015.pdf](http://www.knoxvilletn.gov/UserFiles/Servers/Server_109478/File/Redevelopment/formbasedcode2015.pdf)

The Administrative Review Committee for Cumberland Avenue and South Waterfront Form Based Code applicants meets the second and fourth Wednesday of each month in Room 511 of the City-County Building, beginning at 1:30 p.m.

Read the Vice Mayor's blog

Want to find out about greenways, road improvements, the latest on the new entrance to Fort Dickerson and more good things happening in the 1st District? Councilman Nick Pavlis gives regular updates to his South Knoxville constituents at www.nickpavlis.com.

Local Stonemasons Quickly Repair Topped Island Home Neighborhood Pillar

Within a week of its being knocked down by a commercial truck, a 100-year-old pillar located at the entrance of the Island Home Park neighborhood has been restored.

The iconic pillar, which is located on City-owned right of way, was struck May 7 by a commercial truck driver delivering to the Allied Toyatalift facility. The driver apparently ignored signs warning against trying to navigate Hillwood Drive and wound up knocking down the marble pillar.

The signpost was promptly repaired, thanks to the president of Allied Toyatalift and quick coordination with the City Public Service Department's David Brace and Steve Dyer. They took immediate action to collect the dismantled materials and contacted CEP Builders' Eddy and Tim Pruitt to restore the structure.

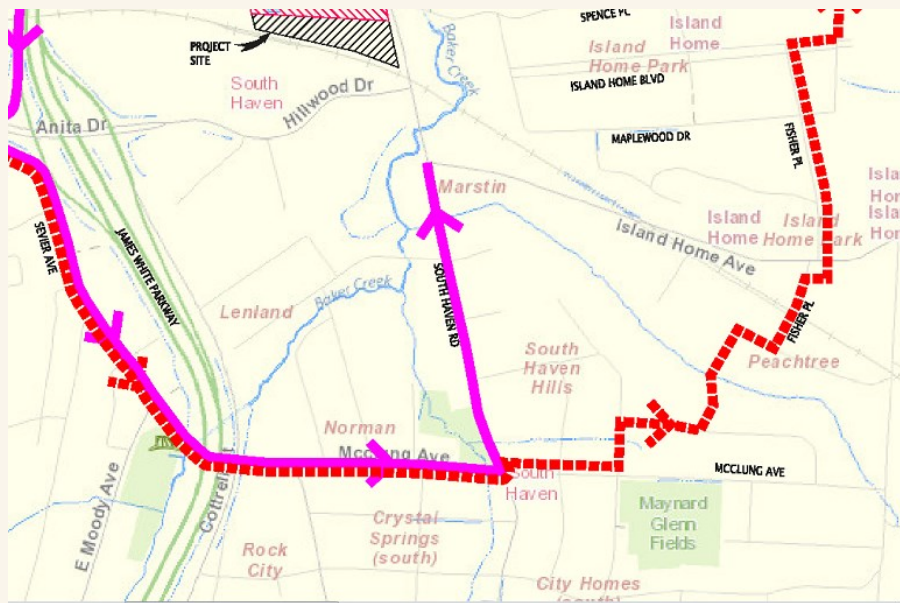
The Pruitt Brothers are stonemasons who reside in the area. In fact, they're native South Knoxvilleians who grew up on Blount Avenue, not far from the pillar they've made repairs to several times in recent years.

To reinforce the directive to stay off of neighborhood streets such as Hillwood Drive while a section of Island Home Avenue is closed, City of Knoxville traffic engineers have added additional signs to direct drivers of commercial vehicles to safely use the designated truck route.

No-truck signs have long been posted on Hillwood Drive and Anita Drive.

After the mishap with the pillar, additional signs were posted on the James White Parkway ramp and at the Anita Drive and Cottrell Street interchange.

Next, the City will be installing new signs that better guide drivers making local deliveries to businesses on the section of Island Home Avenue that is closed to through traffic – the section between Sevier Avenue and Maplewood Drive.



During the road closure, Empire Construction continues utility work as part of the River's Edge apartment complex, which will include new public infrastructure — a newly realigned Island Home Avenue, a public riverwalk and a new public road, Splendid View Circle.

Crews have completed 3 of 4 storm drain crossings under Island Home Avenue; approximately 420 linear feet of concrete pipe have been laid. Grading for Splendid View Circle is in progress. A water quality device was installed in conjunction with the storm drain installation.

Fort Dickerson: New Roadway, Curb and Gutter Installed

Bell Construction is currently working on pouring the final sections of the retaining wall face. Grading is complete on the new roadway, and the curb and gutter has been installed. Asphalt

pavement is expected on the new roadway in a few weeks.



City Seeks Variance for Suttree Landing Park Surface Parking Design

The City's design consultant, Cannon and Cannon Inc., will discuss a request for variances based on the design of the new park's surface parking lot. The variance request will be heard at the June meeting of the Board of Zoning Appeals on Thursday, June 18th at 4pm.

driveway width from 10 feet to 18 feet; 3) Decrease the required porosity percentage for uncovered vehicular pavements from 65% to 0%. The variance request can be viewed on the City's BZA website:

http://knoxvilletn.gov/government/boards_commissions/board_of_zoning_appeals.

The request are as follows: 1) reduce the required distance a driveway on the continuous leg of a "T" intersection can be located from the extended ROW of the non-continuous leg from 25 ft to 0; 2) Increase the maximum one-way

